058.C	0001	0110.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	517,600 /	517,600
USE VALUE:	517,600 /	517,600
ASSESSED:	517,600 /	517,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 110

Owner 1:	BIRD DAVID G
Owner 2:	
Owner 3:	
Street 1:	1 WATERMILL PL # 110
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON MARCIA A -
Owner 2:	-
Street 1:	1 WATERMILL PL # 110
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1021 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	517,600			517,600
Total Card	0.000	517,600			517,600
Total Parcel	0.000	517,600			517,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.95 | /Parcel: 506.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	152845
GIS Ref	
GIS Ref	
Insp Date	10/03/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.C-0001-0110.0

!5060!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	503,300	0	.		503,300	503,300	Year End Roll	12/18/2019
2019	102	FV	470,600	0	.		470,600	470,600	Year End Roll	1/3/2019
2018	102	FV	391,700	0	.		391,700	391,700	Year End Roll	12/20/2017
2017	102	FV	365,300	0	.		365,300	365,300	Year End Roll	1/3/2017
2016	102	FV	365,300	0	.		365,300	365,300	Year End	1/4/2016
2015	102	FV	331,600	0	.		331,600	331,600	Year End Roll	12/11/2014
2014	102	FV	308,700	0	.		308,700	308,700	Year End Roll	12/16/2013
2013	102	FV	308,700	0	.		308,700	308,700		12/13/2012

PRINT

Date	Time
12/10/20	20:00:20

LAST REV

Date	Time
10/03/17	15:16:58
danam	

USER DEFINED

Prior Id # 1:	152845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 5060

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON MARCIA	66036-5		9/4/2015		395,000	No	No		
NOWAK BARBARA S	59289-455		6/13/2012		281,000	No	No		
JACOBS KEVIN S-	49403-304		5/4/2007		354,500	No	No		
	20719-195		8/1/1990		126,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2007	346	Redo Kit	6,400					

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2017	Measured	DGM	D Mann
9/13/2012	MLS	EMK	Ellen K
12/5/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	6 - Stucco 10 %
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:		%	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.904900014
Name:	25 - 6040

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.9	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.08765912
Const Adj.:	0.97656715
Adj $ / SQ:	339.895
Other Features:	45357
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608205
Depreciation:	90623
Depreciated Total:	517582

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	526.84
Special Features:	0	Val/Su Net:	506.95
Final Total:	517600	Val/Su SzAd	506.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,021	339.900	347,033

Net Sketched Area:	1,021			Total:	347,033
Size Ad	1021	Gross Are	1021	FinArea	1021

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.C-0001-0110.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	